Rosedale

7 FARMHOUSE DRIVE, DEEPING ST. NICHOLAS, SPALDING, PE11 3SZ

£165,000

"Fantastic investment opportunity in Deeping St Nicholas."

- TENANT IN SITU - NEARLY 7% YIELD
- THREE GENEROUS BEDROOMS
- DOWNSTAIRS CLOAKROOM
- LIVING / DINING
- DOORS INTO REAR GARDEN
- FAMILY BATHROOM
- VILLAGE LOCATION
- OFF ROAD PARKING
- SINGLE GARAGE
- EPC ENERGY RATING C / COUNCIL TAX BAND B

PROPERTY HIGHLIGHTS

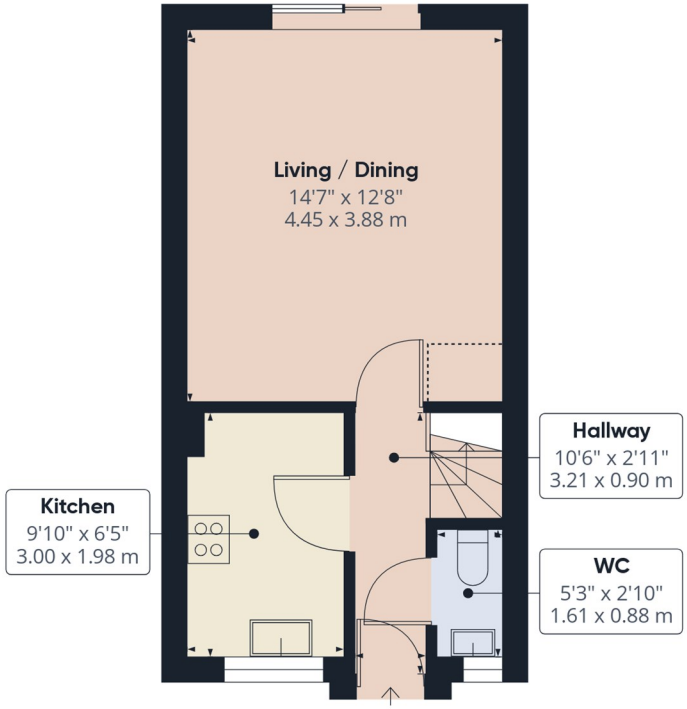
Welcome to this three bedroom property located on Farmhouse Drive in the picturesque village of Deeping St Nicholas, Spalding. This property offers excellent connectivity to both Market Deeping and Spalding.

The home is being sold with a tenant in situ, presenting an opportunity for investors with a nearly 7% yield. Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed kitchen. The spacious living and dining area is designed for comfort and relaxation, featuring doors that open to the rear garden.

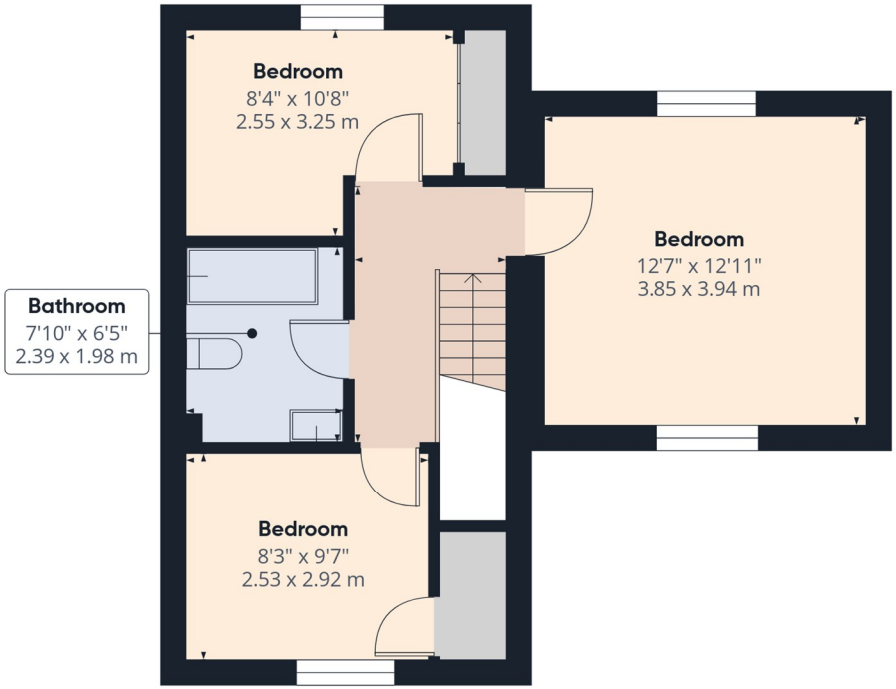
Upstairs, there is three generously sized bedrooms, with two benefitting from built-in wardrobes. The family bathroom completes the accommodation.

Externally, the property boasts off road parking in front of a single garage.

3 Bedrooms 1 Bathroom 1 Reception



Floor 0



Floor 1

Approximate total area(1)

752 ft²

69.8 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

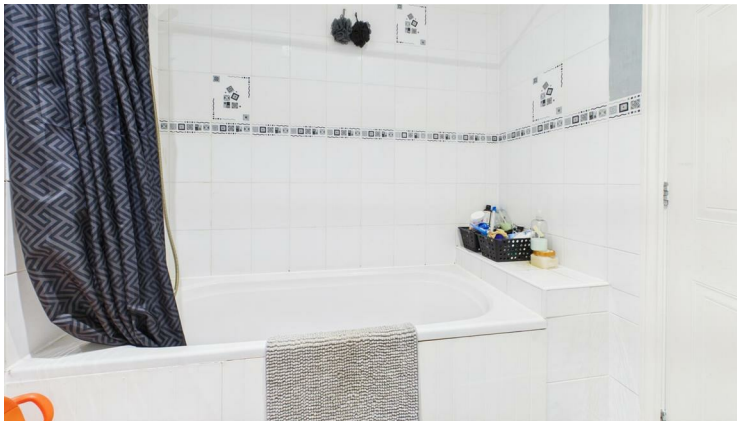
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

QUESNE

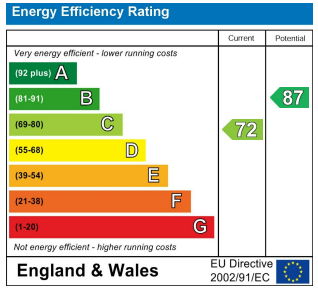


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** B

For the **MATERIAL INFORMATION REPORT** on this property select the link -

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

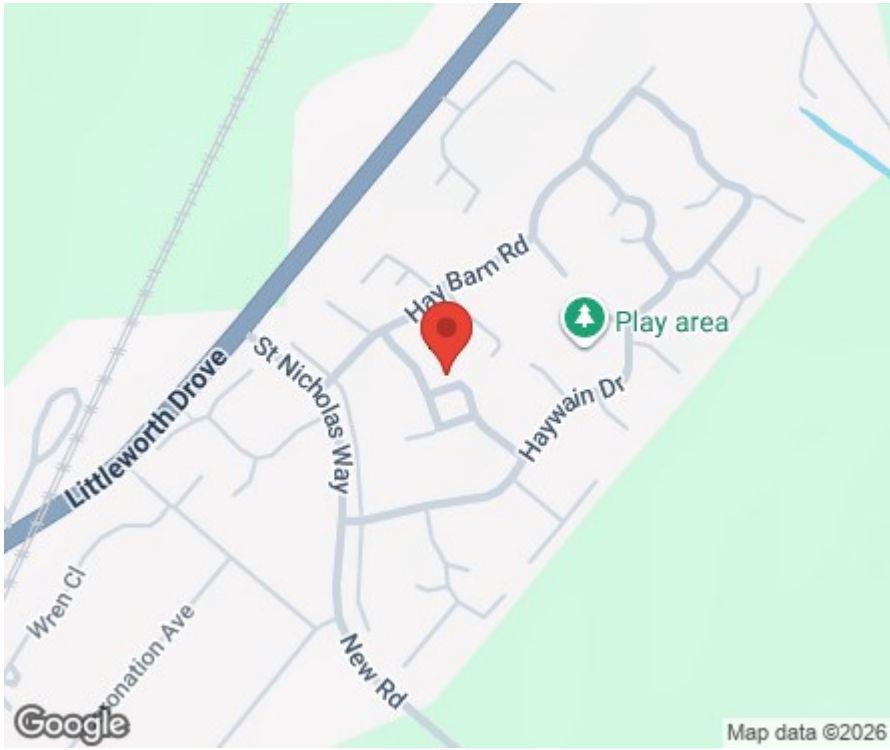
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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